

MINUTES
BINGHAM TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 4, 2021

Call Meeting to Order – Quorum Present

Marie Walker, Vice-Chair, in the absence of Chair Mike Park, called the Bingham Township Planning Commission Regular Meeting to order on Thursday, February 4, 2021 at 6:30 p.m. via Zoom Remote Electronic Access in accordance with State of Michigan Orders on indoor gatherings and the Michigan Open Meetings Act.

Roll Call – Quorum Present

Each member introduced themselves remotely via Zoom.

Present: Marie Walker, Cathy Jasinski, Charlie Dashner, Jeff Layman, Mary Woods,
Dennis Grant

Absent: Mike Park

Staff Present: Steve Patmore, Zoning Admin, Mathew Cooke, Planner, Networks Northwest.
Jordan Fehrenbach – Assisting township with Zoom meeting.

Agenda Approval

Vice Chair Walker asked if there were any additions or corrections to the draft Agenda.

Dennis Grant/moved, Charlie Dashner/supported, to approve the Agenda as presented.

Roll Call Vote:

Yes:

No: None

Motion Passed.

Public Comment

None.

Conflict of Interest

None stated

Items for Consideration

A. Continue public hearing zoning amendments Article 3, 4, 5

Vice-Chair Marie Walker reopened the public hearing on zoning amendments to Article 3, 4, & 5 of the Zoning Ordinance.

Mathew Cooke was asked to introduce the amendments. Sec 1 - re. mobile home changes, Sec. 3 removing the tasting rooms and farm markets from being a use permitted by right in the rural residential district; Sec 4 - deleting acreage requirements for livestock as determined by discussion and research; Sec 5 - deleting references to short-term rentals because they are covered in a police power ordinance; adds reference to the short-term rental

ordinance in the definitions Section 2.2 and home business uses; Sec 6 - deleting a chart which was never used, Sec 7 - delete acreage requirements for livestock; Sec 8 - adding farm markets as special land use in the rural residential district, tasting room language not added back in and would not be an allowed use in the rural residential district., is rolled into winery as a special use.

Discussion:

- Articles 2 and 12 need to be mentioned as changing. None of the highlighted language is changing.
- Zoning Administrator was concerned with adding mobile homes as a Residential Development – they don't meet the definition. Suggests calling the section “ General Residential Standards” instead of Residential Development Standards.
- Re-number existing Section 3.6.1 instead of listing the entire section.
- ZA concerned with language requiring a specific acreage for Farm Markets. Does this conflict with the Right-To-Farm Act GAAMPS? Mathew Cooke will look into this.

There was no public comment or correspondence received regarding the proposed amendments. Chair Walker closed the public hearing.

Cathy Jasinski/moved, Dennis Grant/supported, to postpone the proposed zoning ordinance amendments to the March 2021 meeting to allow the Planner to check for farm markets in the rural residential district.

Roll call vote:

Yes: Dennis Grant, Charlie Dashner, Mary Woods, Cathy Jasinski, Jeff Layman, Marie Walker.

No: None

Absent: Mike Park.

Motion passed.

Mathew Cooke will provide revised proposed zoning ordinance amendments at the March 2021 Planning Commission Meeting.

B. Planning Commission Priorities for 2021

Discussion was held regarding Planning Commission priorities for 2021. ZA Patmore that before the pandemic hit, the Planning Commission was having discussion about solar energy. Patmore has not received any inquires about solar energy since then. Suggested discussion about special events and noise, getting the decibel level into the zoning ordinance instead of a condition. Planning Commission has talked about wanting to address duplexes.

C. Comprehensive Plan -- continue discussion at March meeting

ZA Patmore said Kathy Egan send the Planning Commission approved Memo to the Township Board stating the Planning Commission is ready to work on the Comprehensive (Master) Plan which needs to be updated. The census information will be used to update the master plan. A consultant will have to be hired to assist in the process of updating the master plan. It appears 20 sections of the master plan that need to be updated. It was

suggested that Steve Patmore and Mathew Cooke review the work that has taken place on updating the master plan and to determine what needs to be done to update the master plan.

Mathew Cooke said Networks Northwest may have the capacity to assist Bingham Township in updating its master plan which would make sense.

Cathy Jasinski said doing the master plan was a fairly long process. There were a lot of different committees and people involved in the plan. Sections of the master plan such as commercial need to be looked at.

Steve Patmore said the best plans are the ones where the planning commission and community are actively involved.

Consensus of the Planning Commission to gather more information about updating the master plan and bring that to the March meeting.

Approval of Meeting Minutes - January 7, 2021

Consensus of the Planning Commission to consider approving the Minutes at the March 2021 Meeting.

Communications and Reports

- a. Chairperson** - No report.
- b. Zoning Administrator** - Lots of questions. Planning Commission training coming up.
- c. Planner** - Mathew Cooke taking Zoning Administrator Certification thru MSU Extension.
- d. Township Board** - Township Board Minutes on line.

Items for Consideration on Next Meeting Agenda: March 4, 2021

Master Plan, RFP that Kathy Egan did, Priorities, public hearing on zoning ordinance amendments.

Public Comment - None.

Adjournment - *Jasinski/moved, Dashner/supported to adjourn the meeting at 7:56 p.m.*

Roll call vote:

Yes: Dashner, Jasinski, Woods, Grant, Layman, Walker.

No: None.

Absent: Park

Minutes recorded by Marge Johnson, Recording Secretary

Cathy Jasinski, Planning Commission Secretary

Minutes Approved as-corrected on March 4, 2021